

Sanpete County Planning Commission Meeting

November 14, 2012, 6:30 P.M.

Sanpete County Courthouse, 160 North Main, Room 101, Manti, Utah

Present are: Planning Commission Chair Thell Stewart, Mary Anderson, Gene Jacobson, Leon Day, Joe Nielsen, Paul Rasmussen, Nathan Palmer, Sanpete County Zoning Administrator Scott Olsen and Sanpete County Deputy Clerk Gayelene Henrikson

Meeting is called to order by Chair Thell Stewart.

JOSEPH J. TILTON: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR AN ACCESSORY DWELLING UNIT ON HIS PROPERTY. LOCATED ON LOT #231 IN THE OAKER HILLS SUBDIVISION ON S 24781.

A representative of Joseph Tilton is present. Homeowners Association approves the unit. The size and location are discussed. The dwelling will be the residence while he builds the primary home. Both the home and garage are approved with the building department. The dwelling is a detached garage with a small apartment. Ordinance doesn't allow for renting of the dwelling and/or selling it separately from the primary residence.

Motion is made by Joe Nielsen to approve a conditional use permit for an accessory dwelling unit on his property. Motion is seconded by Paul Rasmussen. Motion passes.

LINDA PLEDGER: REQUESTS APPROVAL OF A SECOND AMENDMENT TO THE SWEET WATER ESTATES SUBDIVISION TO SPLIT 2.01 ACRES FROM LOT #4 FOR A NEW LOT. LOCATED WITHIN THE STERLING RA-2 BUFFER ZONE WITH 49.63 ACRES ON S 60340.

Linda Pledger is present. This is a new lot within the Sterling Town RA-2 Buffer Zone. The original subdivision has 9 or 10 lots. She desires to split lot #4 and create a new lot. Mylar is provided. The lot is along the county road. She has all the required documents and the necessary utilities. This subdivision was created before the county had minor/majors subdivision ordinance.

Bruce Bown, from the audience questioned where her water is coming from. The water is allocated on the existing well which is on her lot with enough extra water for a residential part time use requirement of 1/4 acre ft.

Road location is approved off the county road by Steve Keller. Leon Day commented about his dislike of driveways entering off the county roads. He would like to see in the ordinance a regulation where the access is far enough off a county road as a safety measure.

Motion is made by Mary Anderson to approve an amendment to the Sweet Water Estates Subdivision by splitting 2.01 acres from lot #4 to make a new lot. Motion is seconded by Gene Jacobson. Motion passes. Item will go in front of the County Commissioners for final approval.

LARRY PATTERSON AND GENEVA ROCK: REQUESTS APPROVAL OF A CONDITIONAL USE PERMIT FOR A MINING OPERATION TO REMOVE GRAVEL FROM AN EXISTING PIT. LOCATED SOUTH WEST OF STERLING IN THE PRESENT RA-1 + RA-2 ZONES WITH 84.66 ACRES ON S 10382.

This matter is tabled by the County Attorney. Members discussed what surrounded the tabling of the item.

APPROVAL OF PLANNING COMMISSION MEETINGS FOR 2013.

Motion is made by Joe Nielsen to approve the meeting schedule for 2013. Motion is seconded by Mary Anderson. Motion passes.

APPROVAL OF MINUTES

Motion is made by Leon Day to approve the Planning Commission minutes of October 10, 2012 with no corrections. The motion is seconded by Paul Rasmussen, and the motion passes.

OTHER BUSINESS

Members discussed the status of the Industrial Zone and what needs to be completed by the County Commissioners. They discussed an email the members received from Ephraim City Manager, whether cities want the zone in their cities or in the county.

With no further business before the Planning Commission, motion to adjourn is made by Joe Nielsen. The motion is seconded by Leon Day and the motion passes.

The meeting is adjourned at 7:12 pm